

**Tooele City Council  
Business Meeting Minutes**

**Date:** Wednesday, June 5, 2019

**Time:** 7:00 p.m.

**Place:** Tooele City Hall, Council Chambers  
90 North Main Street, Tooele, Utah

**City Council Members Present:**

Brad Pratt

Dave McCall

Melodi Gochis

Scott Wardle

Steve Pruden

**City Employees Present:**

Jim Bolser, Community Development Director

Chief Ron Kirby, Police Department

Glen Caldwell, Finance Director

Steve Evans, Public Works Director

Chief Ron Kirby, Police Department

Darwin Cook, Parks Department Director

Paul Hansen, City Engineer

Michelle Pitt, City Recorder Director

Cylee Pressley, Deputy Recorder

**City Employees Excused:**

Mayor Debbie Winn

Minutes prepared by Kelly Odermott

Chairman Pruden called the meeting to order at 7:00 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Council Member Pratt.

**2. Roll Call**

Scott Wardle, Present

Dave McCall, Present

Brad Pratt, Present

Melodi Gochis, Present

Steve Pruden, Present

### 3. Public Comment Period.

Chairman Pruden invited comments from the public.

Ms. Tiffany Lindsay asked how she could initiate an art plan to get paint for murals around the City. She stated that it is nice to see art around the town and can boost economic value to run down buildings. She could help commission artists who could do art for free if their paints were covered.

Chairman Pruden stated that there is a City Arts Council that gives out grants every year to various groups that apply. There are various guidelines. Chairman Pruden suggested that Ms. Lindsay contact Ms. Tippetts in the Parks Department about the Art's Council.

Chairman Wardle closed the public comment period.

### 4. Tooele County Health Department Annual Report.

Presented by Jeff Coombs and Jamie Zwerin

Mr. Coombs introduced Ms. Zwerin as the new Aging Director. Mr. Coombs shared the latest Tooele County Health report with the Council, which included areas in the community that needed work and areas that have improved. Areas in the community which needed work are prostate cancer, diabetes, mental health, and cigarette smoking. Tooele County has the highest rate of prostate cancer in the State of Utah. Tooele County has the highest rate for diabetes and prediabetes. Those have been identified as part of the community improvement plan. Mr. Coombs introduced Linda McBeth who represents the City on the Board of Health. Mental health is lacking resources in Tooele County. Tooele County has the highest depression prevalence rate in the state and depression can lead to other factors such as suicide rate. Tooele County is the second highest cigarette smoking county in the state, but has made a lot of progress to reduce the rate. E-cigarettes are a great concern with the youth and Mr. Coombs believes that there should be more regulation on flavored e-juices. The adult obesity rate is the highest in the state and needs to be an area emphasized for improvement. Progress has been made on prescription overdose deaths, which was the second highest in the state, but has decreased below the state average with emphasis the past five years. There has been progress with physical activity and Tooele County is now ranked third or fourth in the state with meeting physical activity minimums. The County has a low poverty rate in the state. Its currently about 7%, in Tooele City.

Ms. Zwerin thanked Council Member Pratt for being on the Aging Board and thanked Ms. McBeth for her representation on the Aging Board as well. She stated that in Tooele City the Meals on Wheels serves 211 adults and received they received 21,756 meals. These are homebound and isolated individuals, that the volunteers and staff for meals on wheels can check

in on to make sure everything is okay. At the senior centers there were 10,446 meals. The adults are encouraged to participate and socialize at the center and not just receive a meal. In the next year there will be an emphasis on volunteering in the community. There is a in-home service program which provides services for lower income individuals. Aides enter the home to help with showering, dressing, housekeeping services and this helps the individuals stay in the home instead of going to a skilled nursing facility. In Tooele City, 56 people were helped with the program. The average length of services is nine years. Another program that has outreach is the S.H.I.P., Senior Health Insurance Program. This helps people enroll, navigate, and resolve billing issues with Medicare. In the past year 1,193 individuals were involved and with extended recruitment there is hope to increase resources for the coming year. The transportation program provided 8,94 rides for older adults and veterans in the community. In partnership with UTA there is an on-demand shuttle which is a car service that has provided 1,114 rides. In the upcoming year there is a plan to provide resources for caregivers helping patients with Dementia and Alzheimer's. These programs will have education and resources for caregivers to give patients better care.

Chairman Pruden thanked them and positive feedback.

5. **Ordinance 2019-06 An Ordinance of Tooele City Amending Tooele City Code Section 10-2-4 Regarding Funeral Processions.**

Presented by Chief Ron Kirby

Chief Kirby stated that there had been a change discussed in the Ordinance just prior to the meeting that was not included in the packet. Chief Kirby stated that the Ordinance gives the Mayor flexibility when determining when law enforcement can block traffic for funeral processions. The Ordinance currently allows for very limited circumstances for funeral processions and the change will allow for more flexibility in those circumstances. The suggested change which is not included in the packet was to allow the Mayor or the City Council chair if the Mayor is unavailable to make the decision on funeral processions.

Chairman Pruden asked if the Council had any questions or comments, there were none.

**Council Member Wardle motioned to approve Ordinance 2019-16 with amended wording.**

Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

6. **Resolution 2019-43 A resolution of the Tooele City Council Approving a Contract with Triex Construction Corporation for the 2019 Culinary Water Improvement Project.**

Presented by Paul Hansen

Mr. Hansen apologized to the Council for not including the company or bid information in the Council packet due to the lengthy review of the bids and conversations with bidders. After the lengthy review the staff is recommending a contract with Triex Construction Corporation for the Culinary Water Improvement Project. The water line projects for the coming year are the ones which were proposed in the prior year, but not completed due to the need to adjust their priority based upon the road projects. The proposed projects are;

- Uintah Avenue from Noble to 880 East
- Bonneville Way from Antelope Avenue to Plateau Road
- 500 North from 7<sup>th</sup> Street to Smelter Road
- 500 North from Antelope Avenue to Plateau Road
- 4<sup>th</sup> Street from Broadway Avenue to 200 South
- Coleman Street from 200 North to McKellar Street

Council policy has been to get the infrastructure complete before finishing roads. This project was put out for public bid. There were eight bidders who replied and Triex was the lowest bidder in the amount of \$569,113. A 5% contingency is also requested for the amount of \$28,000 that will only be used as needed by unexpected circumstances and with the approval of the Mayor.

Chairman Pruden asked the Council if there were any questions or comments, there were none.

**Council Member Pratt motioned to approve Resolution 2019-43.** Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

**7. Resolution 2019-44 A resolution of the Tooele City Council Approving a Contract with Kilgore Contracting for the 2019 Roadway Improvement Project.**

Presented by Paul Hansen

Mr. Hansen stated that this is an ongoing project to keep the roads up as best we can. Resources are limited for roadway maintenance. Funds for these improvements will be from the State Road C Funds, which are collected as a portion of the gas tax. State law requires this project to be bid with an extra notice beyond the usual two notices. This was publicly advertised with five bidders responding to the project. Kilgore is the low bidder in the amount of \$440,310. The staff is asking again for a 5% contingency in the amount of \$22,400 for the purpose of unforeseen circumstances. The money will only be used with the authorization of the Mayor. The two rebuild sections are 1400 East South of Skyline and a segment of 980 North just east of Whittaker Drive and South of 1000 North. The hope is to do repairs without a full rebuild, but

what is anticipated is the need for a full rebuild. The overlay projects include, 100 East between 400 North and Vine. This will be a full profile mill and then resurface the entire length. The City also plans to overlay 6<sup>th</sup> street between Utah avenue and Birch, and small segment of 880 South. In years past the roadway bids included slurry seal, but for efficiency purpose they will be bid out separately. This award is only for the asphalt related work.

Chairman Pruden asked the Council if there were any questions.

**Council Member Gochis motioned to approve Resolution 2019-44.** Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, “Aye,” Council Member Pratt, “Aye,” Council Member Gochis, “Aye,” Council Member Wardle, “Aye,” “Chairman Pruden, “Aye.” The motion passed.

**8. Public Hearing and Decision On Ordinance 2019-15 An Ordinance of the Tooele City Council Reassigning the Zoning Classification to the MR-8 Multi-Family Residential Zoning District for 9.42 Acres of Property Located at 251 North Frist Street.**

Presented by Jim Bolser

Mr. Bolser stated this ordinance for a Zoning map Amendment is specific to the property that is the former Harris Elementary School. This property is still owned by Tooele County School District and they are in negotiations for the sale of this property to a private entity. The current zoning of the property is R1-7 Residential, as is the surrounding properties. The intent of the application is to address the zoning specifically rather than the use, however there is some context necessary with the use itself. The request is to rezone the property to the MR-8 Multi-Family residential. The reason for the rezone and why it becomes necessary is the intended land use is a specific institutional type use. That use is specifically allowed in the MR-8 Multi-Family zoning district, but not in the R1-7 Residential zoning. It is rezoning to multi-family zone, but the rezone is not intended for a multi-family use. The Planning Commission held a public hearing at their last meeting to hear this item. There was public comment and the Council received the minutes from that meeting. This is not intended for a multi-family residential use, but an institutional use. The applicant that desires to purchase the property from the school district has provided information to the Planning Commission and is in attendance this evening. The Planning Commission had a split four to three votes to oppose the proposed Zoning Map Amendment.

Chairman Pruden asked the Council if there were any comments or questions.

Council Member Wardle stated that as discussed in the work session it would be good to let the public know that if the use changes with what is anticipated, what is the impact to the water and sewer system? Mr. Bolser stated that it is believed based on historic usage at the school, there are some unknowns, based on rough estimates it is believed that the utility impact will be

decreased from the school, acknowledging that this facility would be year round and the school was not. If the property were to remain R1-7 Residential zoning and remain single family dwellings, it is believed to be decreased there too.

Chairman Pruden stated that the Council would like to hear from the applicant.

Mr. Tyson Dixon stepped forward. He is the CEO of Renaissance Ranch and Warrior Spirit Recovery Community. Warrior Spirit is an entity that is contracted with the Skull Valley band of Goshutes. In contracting with Skull Valley, it is an attempt to identify behavioral health and treatment services for that population as well as the Tooele County and surrounding populations for individuals that struggle with substance abuse and mental health disorders. The intended use for the property is to help rebuild the community. Most people have friends or family members who struggle with addiction. The facilities in Salt Lake have routinely helped people from Tooele Valley and it appears to be a big issue in Tooele with a lack of resources. The intent of this program is to do the best for patients and do what they have been doing in other programs which have a 30% higher success rate. This is done through gender specific treatment, effective medical care, psychiatric treatment, integrating family healing, 12 step spiritual modalities, as well as empirically validated strategies such as cognitive behavioral therapy and enhancement therapy. It will be an eclectic program to address the entirety of the individual and personalized experience. This is very similar to high end private treatments, except this will be available to lower socio-economic status. This will be primarily a Medicaid facility. They are calling it a recovery community and hoping that the school will be a massive force for good in that it will be able to foster the feeling of hope in the treatment facility. This approach does not work for people who are mandated to be there, although it can; this is specifically geared towards helping those who suffer and have a strong desire to change.

Chairman Pruden asked if any part of the facility is lockdown? Mr. Dixon stated that no, they are treating adults. It is a voluntary program. This program is not dealing with insane or criminal individuals. Chairman Pruden asked if there was both out patient and inhouse treatment? Mr. Dixon stated that this part of the program is residential portion of the treatment and the transitional care back to society, employment, an family life.

Chairman Pruden stated that the concerns that have been expressed is the concern of having the patients wandering the neighborhood. The Health Department just gave a presentation of the lack of mental health treatment in the County and maybe this fits some of that need. Mr. Dixon stated that the facility will be a dual diagnosis for individuals who have mental health disorders. Many mental health disorders are exacerbated by substance abuse. To speak to the individuals who are currently walking around the site and the company aims to reach out to those individuals with outreach coordinators to get them on Medicaid and get help. Mr. Dixon stated that they want to be able to approach those in the community need help and offer them hope. This will have a strict admissions process. The admissions will happen offsite at a medical clinic. Chairman Pruden asked where the medical clinic is? Mr. Dixon stated it is the office buildings west of the

Maverick by the Hospital. Individuals will be brought in and have a significant vetting process with making sure the client is the right fit and the detoxification process that will have taken place prior to the medical clinic. There will be 24-hour security to ensure safety. Mr. Dixon stated that if a patient does not want to be at the facility, they will be transported out of the facility.

Council Member Wardle asked in how patients are distinguished between voluntary treatment and mandated treatment, how do patients get distinguished between forced and voluntary? The concern is that it doesn't become a revolving door, with people going down the street and using and then coming back. Mr. Dixon stated that he understands the perception. With a homeless shelters, it is to keep the person alive but not help them with treatment. With people who are chronically and consistently mentally ill. This program is very different than a revolving door system. Patients are there for three to nine months. The patients are successfully discharged or unsuccessfully discharged. The facility is huge into service projects and will be extending service to the community.

Council Member Wardle stated that he has had family use facilities like this and it saved them. He is very grateful. When looking at places like Odyssey House in Downtown Salt Lake, do you know how the crime rates are affected by having a similar type of treatment center? Mr. Dixon stated that he doesn't know the answer but would imagine they are reduced. Council Member Wardle asked if the rates stay the same or go up or down because that seemed to be the sentiment of the Planning Commission. Mr. Dixon stated that he thinks they will go down. A lot of criminality is associated with addiction. He stated that if people with addiction are helped then the criminality will decrease. He stated that he spoke with a resident who is opposed and she stated that there is a mass amount of addicts on Broadway and the police do nothing. He tried to help her understand that there is only so many resources in the jail system. The best thing that we can do is to help rehabilitate the individuals. There is a place for a homeless type of shelter for those that are highly acute. However, the philosophy is if we cannot help someone then what are we doing. Our facility is on the forefront of research to help mental health and addiction. The goal is always progress.

Council Member Pratt asked what is the projected number of residents at any given time? Mr. Dixon stated that his team has been debating how to appropriately staff it because there is a massive need out there. If this opened up, they could put 1000 people in the facility in a month, but that will not happen. There will need to be many different professionals involved and there is a shortage of professionals who can treat it. There are many different people lined up but there is not enough professional to address the need that exists. The hope is to have 60 male and 60 female residential beds. Then have four different staffing groups for males and females which would be 8 staffing units. Probably 120 to 180 residents on a max capacity. There are still some unknowns with the federal contract. If it goes well, this may be one of the largest and hopefully one of the most effective in the Nation. One thing they want to do is prove that implementing all

the therapies that in conjunction with a spiritual approach, done correctly will help long term goals.

Council Member Pratt stated that there was the talk of success and talk about the failed outcomes. Do those individuals who have failed outcomes just walk out of the facility? How do we treat those people who decide to leave the program? Mr. Dixon stated absolutely not. It is expected that there would be difficulty treating individuals. There are always different therapy approaches that happen. The main requirement is to have a desire to treat their addiction. They might be court mandated, but it doesn't change the intent. Council Member Wardle stated his question was about compulsion versus mandatory and how is that distinguished? It may be some compulsion, but it maybe mandatory. Mr. Dixon stated that people do not come to the facility on a winning streak, they come broken.

Mr. Dixon stated that they really want this property. There are plans for ropes courses, community building events. Chairman Pruden asked Mr. Dixon to touch on the plans for the buildings themselves. Mr. Dixon stated that they don't plan to change it a whole lot other than take out the boiler system and put in an HVAC system. Bathrooms need to be put in. There will be gender specific wings. Each wing will be staffed and have camera monitoring systems. It has been done at another facility with 16 men and 16 women. Everything is highly structured to limit interactions between genders. Then men can focus on their recovery with other men and women can do the same. Chairman Pruden asked of the remodel of the building is primarily turn the classrooms into dormitories? Mr. Dixon stated yes, into rooms. The rooms are 60 feet by 60 feet, put walls up and closets in. State regulation is 60 square feet per bedroom and this facility will have nearly double that. It is going to be spaced out. There will be children visiting, so there will be a nursery. There will be a fitness center onsite and other wellness elements, such as acupuncture.

Chairman Pruden asked if there is enough parking? Mr. Dixon stated there is enough parking.

Council Member McCall stated that he didn't have any questions and he has no doubt that the program is a good program. Citizens in the area are concerned and he cannot say that he isn't concerned. There needs to be more help for substance abuse in the County.

Council Member Gochis stated that she appreciated the explanation of all of the services that will be provided. Treatment like this is cost prohibited. She stated that she had an opportunity to visit one of the facilities in Salt Lake County and she was impressed. She stated that she didn't believe there was any treatment like this in the County. It is a well needed service and there is a big hurdle to overcome with the financial and facility itself. Tooele City will be supportive.

Mr. Dixon stated that he had one last comment. He stated this is the fifth meeting like this that they have done. In prior meetings the community is apprehensive, but the community has

recognized and gained support once the program is underway. He stated that he is quite certain that the concerns will be alleviated.

Chairman Pruden opened the public hearing

Ms. Emily Hamilton stated that she works at the USU health extension and she has come to know the organization. She wanted to commend the organization because there is nothing in the area that provides an outpatient or inpatient program. This program really initiates a positive community response and she hopes that it is allowed to come in. With the security systems in place and addressing how people are in and out of the program will ease people's fears. If there can be clear and precise language, this will help benefit home sales and people being more aware of community watch programs. She hopes that people will see that. Typically, people who are substance abuse users have some mental issues. There are drug courts in place and these people will be mandated to be in a program. Salt Lake does mental court stuff and maybe Tooele can also branch out into mental court as well. There is not a lot of help in Tooele County and need more resources. She is developing an opioid program through the USU extensions to help with the crisis.

Mr. Scott Degelbeck stated that he had a few questions. He recognizes the need for help in addiction situations. Mr. Degelbeck thought he had heard it said that there is a federal contract and how long is that good for? Mr. Dixon stated that other contracts that are similar have been around for a long time. To his knowledge it is indefinite. Mr. Degelbeck asked what happens if it is revoked? Mr. Dixon stated a program will continue to run. Most contracts that they are familiar with for Medicaid and are in jeopardy. This contract is specific to medical health services and the specific laws in place to protect Native Americans. There are only nine of these contracts because it allows help for Native American and non-Native Americans alike. In talking to other tribes, the programs have been in place since conception. Mr. Degelbeck asked if there are any contingency costs that are expected to be borne by Tooele City? Chairman Pruden stated that the City will not be paying, it is a private enterprise. Mr. Dixon stated that they did not need anything from the City.

Mr. Jeff Patton wanted to say that he isn't against treatment facilities, however he has concerns. He performed a search on crime reports.com for another facility in Orem run by Renaissance Ranch. That search showed 16 incidents in the last 6 months. His late wife, in a similar facility learned how to manipulate insurance, doctor shop, and obtain multiple opiate prescriptions ultimately used in her opiate overdose death. He feels that this is an element not suited for this neighborhood and there are better neighborhoods better equipped to absorb the facility. He is concerned with what happens if there is concerns with the residents. It has been mentioned a few times that if the facility does not work out that the property will be purchased by a multi-use buyer. He stated he had concerns about out buildings and will horses be allowed as it has been mentioned they will be onsite. Mr. Patton asked if the streets can handle employees, and friends

and family visiting. Will there be any fencing along the of the property and if the constituents can make any recommendations?

Chairman Pruden stated that the property is not zoned for animals.

Mr. Dixon stated that there were a few questions. Chairman Pruden stated that there is a hole in the fence for the children to walk to the school. Mr. Dixon stated that they have been out there many times, and one thing they like is that there is a great deal of trees on the fence line. The majority or a great deal of the fence line is populated with trees, so it would depend if there were gaps. It will be Native American Culturally based and there will be traditional drumming. Fences are costly and there is fencing there currently. Chairman Pruden asked if there will be repair, maintenance, and closing the gap? Mr. Dixon stated that they will close that up. Mr. Dixon stated that he would be shocked if the crime report was real. The Orem director is in the audience and can address that report. This is the first he has heard of the allegations. Mr. Dixon stated that in regards to traffic, it will probably be very similar. The before school and after school will probably decrease. There will be staffing shifts.

Mr. Drew Redd stated he is the Orem Facility Executive Director. He is a recovering addict. He stated these are not bad people but sick people trying to get well. He is active in the family group that offer services to families that have addictive relatives that are not getting well. He has seen families heal. What was stated about the Orem outpatient programs are not true. He doesn't know where the information came from. The claims are not true. He has seen people heal and recover. He stated he will be coming to manage the Warrior Spirit treatment program.

Ms. Jaime Lawless lives directly across the street from the Harris school. She stated that she does have concerns about it being a voluntary facility. She stated she is not sure if there will be more drug use in the neighborhood, but she has seen people shoot up in front of her home. She doesn't want their community moving into her community. Her husbands father built her home and she wants to stay there but with the dwindling of the neighborhood she doesn't want too.

Mr. Dixon stated that this is not an environment where individuals can come and go as they please. It is a highly structured environment. If they want to leave the program, they can. The organization will transport them, but nine times out of ten a family member will pick them up.

Ms., Julie Watson asked about the Native American population. In Tooele City it had 90% white population and .56% of Native American population. She wanted to know where all the Native Americans are coming from for the program. Will the program help the individuals who live in the City or is the population going to be imported for treatment?

Mr. Dixon stated that there will be a mix of both. If they wanted it could manipulate the contract and bring in only white people or only Native American people. They support the Native community. There will be importing people to get them rehabilitated so they can go back to their

communities and improve their communities. They do not know the percentage yet, but ideally it will be a 50/50 mix. There is a massive need here in Tooele. If the contract only allowed to bring in Native Americans, they wouldn't do it. From a business standpoint there is a huge need.

Chairman Pruden paused the comments to have Chief Kirby come forward to address his standpoint from the police department side of things.

Chief Kirby stated that he doesn't know the exact details, but law enforcement supports rehabilitation efforts and to bring people to sobriety. Alcohol and drug abuse affects all our families. From a law enforcement stand point there is justice reform which has specifically reduced the criminal impact on substance abusers. Things that used to be felonies are now misdemeanors. That has an effective on law enforcement and what is supposed to be coming is more drug treatment due to less incarceration. In Tooele it hasn't happened. There needs to be a change to get people treatment. The question about the percentage of residents from Tooele County would be an important question because if the program doesn't service Tooele County in a significant way it should be located somewhere else. There was information made from crime reports.com, if we just used that information for making decisions we would close all the high schools and box stores. That's not saying it isn't a valid point, but the information needs to be tempered with other reports and activities in the County.

Mr. Raymond Dixon stated he doesn't live in the neighborhood, but he knows there is great need for treatment in the community. He shared several personal stories about substance abuse. He stated that he doesn't think that the concentration of abusers is just on Broadway. It is all over. He is a little concerned about the concentration of patients in one area. Hopefully they do want to change. It has to be a life style change. He commends the gentleman about wanting to have a facility, but the concentration is significant for the area. Hopefully the security is good security. He would rather see it somewhere else. He would rather see this than a high rise on the property.

Mr. Andy Stiz addressed the Council with a articles about opioid studies. He shared his story about his recovery with alcohol and drug addiction. He has worked with many recovering addicts. He sees this as an opportunity for Tooele. There is no place to go and now there is hope. He has seen an Indian recovery center in his home town. This is a chance for wonderful things. Tooele doesn't have a detox facility and where are patients supposed to go.

Mr. Adam Baxter stated that he is a person in long term recovery. He stated that without treatment he wouldn't be able to be where he is today. He works in Tooele and lives in Grantsville. He and his wife work with recovering individuals. There is no treatment in Tooele and this is a Medicaid facility, which would help. The neighborhood that the facility will be in is an area with drug use.

Mr. David Gumucio stated that he is the real estate agent representing the buyer and seller of the property. He stated that there have been extensive discussion during the process the school

district wants to persevere the historic building that is there. He wanted to reemphasize that the school district finds synergies between the education and treatment, to provide GED's, course, and maybe some technological training. In discussions there are leadership opportunities, educational and cultural opportunities is a high priority with the organization. This is a good use for a wonderful building and for the community it will provide a service for the community. It will be a neat opportunity to interact with the Native American community in the County. The other comment he wanted to make was that they are limited in the capacity by the building classrooms. Those classrooms will go for housing, instruction, training, and health. He stated that he was not sure if the 120 as a real number or an estimated number because the process is still being reviewed on how to divided the rooms.

Chairman Pruden, stated that the Broadway section of town; the City has a developer that will be reinvigorating the hotel and building on the properties surrounding. This will be a quality product that should dramatically change the demographic of the town. The second issue is that the building itself has been vacant and what can happen in vacant buildings. There is a concern of having a vacant building of that size with the school.

Chairman Pruden close the public hearing

Chairman Pruden asked if the Council had any further questions or comments.

**Council Member Wardle motioned to Ordinance 2019-15.** Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle. "Aye," Chairman Pruden, "Aye." The motion passed.

Chairman Pratt asked to make a comment about why he voted with an Aye. He is concerned about empty buildings and increases in crime rates. Empty buildings in the community can lend to an increase in the crime rate. It gives opportunities for hiding and doing things that should not be seen. That was his concern about this situation. It is about opportunities that like to engage in the community and giving them a property that they may want to take advantage of. When looking at this and reading the Planning Commission notes and comments, plus being a resident of the community, there are residents that need this in the community. He stated that when there are areas that are blighted or contain a lot of empty buildings that crime in those areas has a tendency to increase. We talk about things that happen in the parks and things that are found in the parks and this is a way to fill vacant area with assistance for those crimes that are being committed.

**9. Subdivision Preliminary Plan for Copper Canyon Phases 7-14 by Bach Land & Development, Located at Approximately 350 West Tooele Boulevard in the R1-7 PUD Residential Zoning District for the Purpose of Creating 249 Single-Family Residential Lots.**

Presented by Jim Bolser

Mr. Bolser stated that there have been a number of phases of the Copper Canyon development that have gone through the application process. This application is the request for the preliminary plan approval for the remainder of that development, which is phases 7- 14. Later the developers will come back on an individual phase by phase basis for final plats. The application this evening is just the preliminary approval for the development. The plans do meet the guidelines and standards of both city ordinances and the development PUDs standards applicable to this development. The Planning Commission has heard this and forwarded a unanimous positive recommendation.

Chairman Pruden asked the Council if there were any questions or comments.

**Council Member McCall motioned to approve Ordinance Subdivision Preliminary Plan for Copper Canyon Phases 7-14 by Bach Land & Development at approximately 350 West Tooele Boulevard for the purpose of Creating 249 Single-Family Residential Lots.** Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

**10. Minor Subdivision for Strawberry Water Subdivision by Invictus Title, Located at 2371 North 400 East in the GC General Commercial Zoning District for the Purpose of Subdividing One Commercial Lot in Two Lots.**

Presented by Jim Bolser

Mr. Bolser stated that this is the intersection of 2400 North and SR-36. An aerial photograph was shown on the screen. The property is much larger than the Popeyes Chicken restaurant currently on the property. The intended plan is to divide the property into two properties to allow the vacant property to be developed as well. Popeyes was constructed with a shared access on 400 East. The intent is to split the property in half north to south and allow Popeyes to remain on the property and allow the southern property to be further developed. The Planning Commission has heard this and forwarded a unanimous positive recommendation.

Chairman Pruden asked the Council if there were any questions or comments.

**Council Member Pratt motioned to approve the Minor Subdivision for Strawberry Water Subdivision by Invictus Title, Located at 2371 North 400 East for the purpose of Subdividing One Lot into Two Lots.** Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

**11. Subdivision Preliminary Plan for Buffalo Pass by Land Development LLC, Located at 150 West 600 North in the R1-7 Residential Zoning District for the Purpose of Creating 6 Single-Family Residential Lots.**

Presented by Jim Bolser

Chairman Pruden asked Mr. Bolser to present both item 11 and item 12 together.

Mr. Bolser stated these are very similar applications and look nearly identical. The same developer is intending to be developing both. Aerial photos of both properties were shown on the screen. The zoning is R1-7 Residential for both properties. Both will have six single-family residential lots. Both projects will be completing right-of-way improvements to the fronting roads. Both projects have met terms of the City Code for approval. The Planning Commission has heard these items and forwarded a unanimous positive recommendation.

Chairman Pruden asked the Council if there were any questions or comments.

Chairman Pruden asked if the Buffalo Ridge driveways will have access onto 200 West? Mr. Bolser stated that is correct

**Council Member McCall motioned to approve the Subdivision Preliminary Plan for Buffalo Pass by Land Development LLC, Located at 150 West 600 North for the Purpose of Creating 6 Single-Family Residential Lots.** Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

**12. Subdivision Preliminary Plan for Buffalo Ridge by Land Development LLC, Located at 204 West 600 North in the R1-7 Residential Zoning District for the Purpose of Creating 6 Single-Family Residential Lots.**

Presented by Jim Bolser

Presented under agenda item 11.

**Council Member Pratt motioned to approve the Subdivision Preliminary Plan for Buffalo Ridge by Land Development LLC, Located at 204 West 600 North for the Purpose of Creating 6 Single-Family Residential Lots.** Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

**13. Minutes**

Chairman Wardle asked if the Council if there were any comments or questions.

**Council Member Pratt motioned to approve minutes from the City Council and City Council Work Session held on May 15, 2019.** Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

**Council Member Wardle motioned to approve minutes from the City Council Business Meeting, May 29, 2019.** Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

#### **14. Approval of Invoices**

Presented by Michelle Pitt

An invoice in the amount of \$47,400 to L.N. Curtis for S.C.B.A. Units.

An invoice in the amount of \$39,620.18 to Rehrig Pacific Company for 702 95-gallon EG cart garbage cans and freight.

**Council Member Pratt motioned to approve invoices.** Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

#### **15. Adjourn**

**Council Member Wardle moved to adjourn the City Council meeting.** Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

The meeting adjourned at 9:04 p.m.

*The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.*

Approved this 5th day of June, 2019

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Steve Pruden, Tooele City Council Chair